Charline Place
Board Meeting Minutes
April 24, 2007

Meeting was called to order at 6:36pm

Roll Call: Sharon Hendrickson, Criss Bradbury, Jessie Bertoli, Margarita Thatcher, Mark St John

Management Company: Kathy Andersen & Brian Sanders, Colorado Management & Realty, Inc.

Meeting Minutes: The March 27, 2007 minutes were presented for review. Sharon motions to approve Jessie 2nds.

Financials:

Cash-Main Acct.	$33,461.44
Savings Account Reserve	$28,483.98
Restoration Fund	$ 5,232.69
Total Current Assets	$67,178.11

Check with Steve on how to move the money. Board agrees they want to get the best return on their investment.

Unfinished Business
Action Log
Sharon removed the garbage can from the 21 building it had become un-slightly.
Floor bid – Sharon submitted two bids one for $6800.00 2nd bid at $4 to $5 per square foot. Kathy to check the janitorial bid to find out what the square footage is. Two different processes were bid which makes it confusing. Sharon will get more information. Both said they would do a test section. Floors seem to be in good shape just very dirty. Find out more information as to what the best cleaning process really is.
Financial Audit - Bids for financial audit were presented. Criss motions to move forward with Thomas Weidner for the audit, Jessie 2nds.
Window Reimbursement - Margarita was in attendance with the hopes of receiving a decision in regard to reimbursement of her window expense. Kathy stated that according to the declaration the windows are the responsibility of the association but it looks like the association was only notified of the desire to do this work but was never asked to be reimbursed. It is believed by the management company that the reason there was no decision for reimbursement is that the association was not in a position to replace all of the windows and therefore would not have approved a reimbursement. But the work was approved be done by the vendor that was chosen. Margarita is disappointed with this outcome. Margarita asked to at least have the exterior painting reimbursed. Board feels they need to review this situation further. Margarita agrees to attend the next meeting if the board has not made a decision before then. Board asks to have the bill broken down so that it is more clear what the reimbursable amount would really be.

Approved

Sewer Smell - Board agrees to go try the SafeKleen again and see if that eliminates the smell. CMR will order two 5 gallon containers. Association has all the other supplies it needs to supply residents with the SafeKleen.

Committee Updates:
Restoration – Karen was not in attendance therefore, nothing to report.

New Business:
Mark brought it to the attention of the board that the building to the north has completed a deck that is of concern to residents on that side of the building. Was a building permit acquired? Kathy to find out building address and ask insurance company how the insurance would handle a claim if there was or fire or something of that nature happened because of the close proximity of this structure.
Landscape - All Phase has been chosen as the landscape company for Charline Place, Spokas dropped the account at the end of the season 2006. Board stated that Todd knows everything about the sprinkler system. It would be a good idea to have the landscape company set an appointment with him when they are turning on the system.
Criss questioned if there is a warranty on the seal coating that was done last summer. There actually is no warranty on seal coating. Criss expressed concern over two spots that are bare black spots, where water pools. Need to arrange for silver coating. Criss to watch and see if the cracking gets worse. Check into a touch up.

Adjournment: Criss motions to adjourn Jessie 2nds, all in favor meeting adjourned at 8:15pm

Approved